

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Huntsville

State: AL

PJ's Total HOME Allocation Received: \$12,074,038

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
			PJs in State:	7			
% of Funds Committed	90.10 %	91.01 %	4	90.66 %	46	48	
% of Funds Disbursed	81.30 %	79.42 %	4	81.06 %	38	39	
Leveraging Ratio for Rental Activities	0.78	1.74	3	4.62	18	15	
% of Completed Rental Disbursements to All Rental Commitments***	98.24 %	88.71 %	3	81.27 %	44	56	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.81 %	72.03 %	2	68.23 %	68	74	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.84 %	76.77 %	2	79.86 %	67	75	
% of 0-30% AMI Renters to All Renters***	51.02 %	46.09 %	2	44.82 %	59	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.42 %	91.99 %	3	94.65 %	53	57	
Overall Ranking:			In State:	2 / 7	Nationally:	59	57
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$17,955	\$21,615		\$25,419	343 Units	53.30 %	
Homebuyer Unit	\$11,427	\$20,213		\$14,530	266 Units	41.40 %	
Homeowner-Rehab Unit	\$25,145	\$16,990		\$20,251	34 Units	5.30 %	
TBRA Unit	\$0	\$4,812		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Huntsville AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,264	\$48,395	\$25,596
State:*	\$70,193	\$76,621	\$20,539
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	17.9	11.3	47.1	0.0
Black/African American:	78.0	74.3	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.6	0.4	0.0	0.0
Asian/Pacific Islander:	1.5	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.1	14.0	2.9	0.0
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HOUSEHOLD SIZE:

1 Person:	28.7	18.9	26.5	0.0
2 Persons:	32.3	27.5	44.1	0.0
3 Persons:	24.0	23.8	14.7	0.0
4 Persons:	11.1	19.2	11.8	0.0
5 Persons:	3.8	7.2	0.0	0.0
6 Persons:	0.0	2.6	0.0	0.0
7 Persons:	0.0	0.8	2.9	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	39.6	21.9	14.7	0.0
Elderly:	12.6	6.4	64.7	0.0
Related/Single Parent:	39.3	54.3	17.6	0.0
Related/Two Parent:	5.6	15.1	0.0	0.0
Other:	2.9	2.3	2.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	2.1	0.0 [#]
HOME TBRA:	4.4	
Other:	11.1	
No Assistance:	82.4	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Huntsville

State: AL

Group Rank: 59
(Percentile)

State Rank: 2 / 7 PJs

Overall Rank: 57
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	98.24	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.81	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.42	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	3.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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